



RRSC Discussion Questions & Advice

All questions recognize that water craft and lodging structures / property come under different rules and regulations.

1. What role should TVA serve in addressing laws and regulations that are the responsibility of other agencies to enforce?

- TVA should proactively work with other agencies and coordinating with other agencies and collaborate with these agencies to implement and enforce all applicable laws and regulations.
- TVA should work with the United States Army Corps of Engineers (USACE) to ensure consistency in enforcement in laws and regulations in the Tennessee Valley region to the extent possible.
- TVA should work with marina operators to discuss the issues and applicable laws and regulations to ensure these are enforced consistently.
- TVA should be familiar with TVA requirements.
- TVA should enforce existing harbor limits and all regulations that apply to marinas and existing issues.
- TVA should have some general familiarity with other agency laws and regulations to identify potential problems.
- TVA should not be responsible for enforcing other agencies laws and regulations but report violations.
- If TVA issues a 26a permit or land use agreement conditions should include the requirement to comply with all applicable laws and regulations.
- TVA should be consistent with all marina operators and enforce violations and ensure compliance with existing permit requirements.
- Through a pilot program, TVA should put together a task force of all agencies that have laws and regulations that apply to houseboats to promote collaboration, knowledge sharing, and create a uniform approach to the issue.
- TVA should work with and communicate with distributors to ensure an electrical inspection is completed prior to the installation of electrical meters that supply electricity to facilities.
- TVA should include a condition within the permit and/or land use agreement that an electrical inspection report is supplied prior to issuing permit/agreement.
- TVA should continue the inventory but also review the impacts these facilities have on the resource.
- TVA should enforce current 14 day mooring policy.
- TVA should not allow floating houses on TVA managed reservoirs.
- TVA's mission should be clarified and applied to any regulations that would regulate residential facilities on water.

- TVA should establish a policy and statement on their position regarding privately owned floating houses on TVA reservoirs.
- TVA should contemplate what resources would be required to safely manage these facilities, if they are allowed on TVA reservoirs.
- TVA should also contemplate whether the management of these structures is a good use of TVA time and resources and consequently rate payers' money.
- TVA should contemplate future expansion of these facilities and how these requests would be handled.
- TVA should request further data that supports the need and economic impact of these facilities.
- TVA should review current data for each reservoir to determine the feasibility of floating subdivisions.
- TVA should not allow floating houses until additional studies and analysis have occurred to determine appropriate regulations for such facilities.

2. If TVA allows both navigable and non-navigable structures, should TVA impose building restrictions as it currently does for residential and community docks?

- TVA should focus on the use of the facility rather than the navigability issue.
- TVA work with commercial operators to move the facilities within the harbor limits; work with operators if expansion of harbor limits is necessary. This will ensure commercial marina operators are in compliance with their current agreement.
- TVA should enforce the 14 day mooring policy outside current harbor limits.
- If structures are not part of a commercial marina operation, TVA should enforce a process that moves these facilities within established, permitted harbor limits.
- TVA should require that facilities are connected to piers that have all necessary utilities, including but not limited to electricity, water, and sewer.
- TVA should give authority to marina operators so they are able to inspect facilities and if violations are noted they will be turned over to the appropriate authorities.
- TVA should be an aggressive leader in ensuring compliance.
- TVA should address the issue of the presence of subdivisions on the water while considering the designated uses of the waters of the State. TVA should consider the question: Is this (residential use) an appropriate use of public waters?
- TVA should work with states and examine current state statutes to gain an understanding of the allowed uses of the public waters. TVA should meet with state agencies either as a whole or with individual states to discuss the possibility of the existence of residential facilities on public waters and the impact they might have on the public resource.
- TVA should meet with the marina operators to discuss the issues.
- TVA should review the current Section 26a regulations to determine if they still apply and possibly update as necessary to address issues with these facilities.

- TVA should evaluate these facilities based on their use, the materials used to build the structures, and the structural appearance.
- TVA should review the use of the marina facilities as part of the permitting process.
- TVA should review current policies and determine how they apply to these facilities.
- TVA should review the Section 26a permit requirements not only for permanent structures but for mooring facilities.
- TVA should not impose restrictions on structures that are associated with a slip within a permitted harbor associated with a marina.
- TVA should evaluate the implications and possibilities to either allow the 'B' permitted floating houses to be rebuilt or allow those permits to expire to remove potential hazards associated with derelict structures.

3. What role should TVA serve with respect to houseboats or other obstructions that front private property in a harbor? Is the answer different if the floating structure fronts public property?

- TVA should involve adjacent property owners while establishing harbor limits.
- TVA should require that marina operators request permission for additional facilities, including vessels, within harbor limits.
- TVA should review current harbor limits and potentially reduce them if that space is not necessary for current marina operations.
- TVA should require that commercial marina operators ensure that all floating structures associated with that marina are located within their harbor limits.
- TVA should look at the use of these facilities before establishing new policies/guidelines.
- TVA needs to ensure that TVA managed reservoirs remain open to public use.
- TVA should review policies based on usage as part of the Section 26a process.